167.0	0004	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,300 /	731,300
					USE VALUE:	731,300 /	731,300
					ASSESSED:	731,300 /	731,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELLI JAMES E ETAL / TRUSTEES	
Owner 2:	BELLI-PLANT FAM REVOCABLE TR	
Owner 3:		
Street 1:	152 APPLETON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	BELLI JAMES E/ETAL -
Owner 2:	PLANT MARY B -
Street 1:	152 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,434 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5434.000	319,500	3,700	408,100	731,300
Total Card	0.125	319,500	3,700	408,100	731,300
Total Parcel	0.125	319,500	3,700	408,100	731,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.09 | /Parcel: 466.0

Legal Description

User Acct 110622

GIS Ref

GIS Ref

Insp Date 06/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 167.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,500	3700	5,434.	408,100	731,300	731,300	Year End Roll	12/18/2019
2019	101	FV	254,000	3700	5,434.	408,100	665,800	665,800	Year End Roll	1/3/2019
2018	101	FV	253,600	3700	5,434.	361,500	618,800	618,800	Year End Roll	12/20/2017
2017	101	FV	253,600	3700	5,434.	303,200	560,500	560,500	Year End Roll	1/3/2017
2016	101	FV	253,600	3700	5,434.	303,200	560,500	560,500	Year End	1/4/2016
2015	101	FV	247,300	3700	5,434.	262,400	513,400	513,400	Year End Roll	12/11/2014
2014	101	FV	247,300	3700	5,434.	253,600	504,600	504,600	Year End Roll	12/16/2013
2013	101	FV	247,300	3700	5,434.	241,400	492,400	492,400		12/13/2012

!12930!

PRINT

Date	Time
12/11/20	02:57:05

LAST REV

Date	Time
06/10/19	12:04:43
jorourke	
12930	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELLI JAMES E/E	72655-479	1	5/24/2019	Convenience	1	No	No		
REDDINGTON ALBE	24543-55		5/17/1994		249,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	Meas/Inspect	CC	Chris C
10/29/2008	Meas/Inspect	189	PATRIOT
1/20/2000	Inspected	264	PATRIOT
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5434		Sq. Ft.	Site		0	70.	1.07	8									408,114						408,100	

Total AC/HA: 0.12475 | Total SF/SM: 5434 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,114 | Spl Credit | Total: 408,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31921601
Const Adj.:	0.99989998
Adj $ / SQ:	164.886
Other Features:	76101
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434132
Depreciation:	114611
Depreciated Total:	319521

COMMENTS

BK; 13123 PG; 187.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

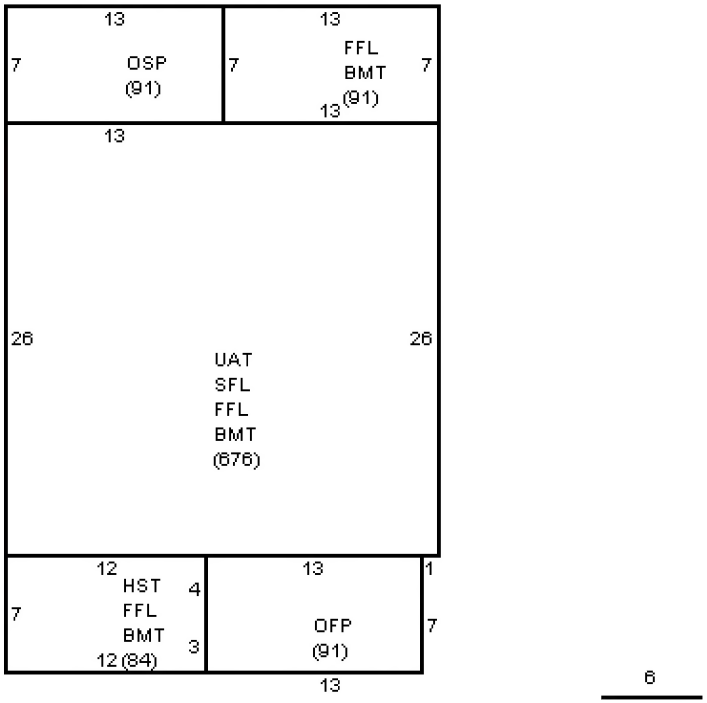
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.37
Special Features:	0	Val/Su Net:	115.30
Final Total:	319500	Val/Su SzAd	203.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	851	49.470	42,095
FFL	First Floor	851	164.890	140,318
SFL	Second Floor	676	164.890	111,463
UAT	Upper Attic	169	65.950	11,146
OFP	Open Porch	91	34.630	3,151
OSP	Screen Porch	91	38.090	3,466
HST	Half Story	42	164.890	6,925
	Net Sketched Area:	2,771	Total:	318,564
Size Ad	1569	Gross Are	3320	FinArea 1569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1950	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700